

PB# 99-26

William Kelly

51-1-76.6

99-26

WILLIAM K. KELLY 2 LOT SUBDIVISION
BEATTIE ROAD (YANOSH)

Approved 7/25/01

RECEIPT

DATE OCT 1, 1999RECEIVED FROM William Kelly Jr.

Address _____

Fifty 00/100 DOLLARS \$ 50.00FOR P.B. #99-26

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH <u>627</u>	
AMOUNT PAID		CHECK <u>50.00</u>	
BALANCE DUE		MONEY ORDER	

Town ClerkBY Dorothy H. Hanger
JHMap Number 157-01Section 51 Block 1 Lot 76.1City ☐Town ☒Village ☐New WindsorTitle: William KellyDated: 6-22-99 Filed: 7-30-01Approved by James Petro JR.on 7-25-01Record Owner Kelly, William R.DONNA L. BENSON
Orange County Clerk*Book*

*to James - told her
that report was about to
be filed. please let me
know what to do*

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#681-2001

07/20/2001

PB 99.26 Approval See

Kelly Jr., William
18 Fox Hollow Road
Blooming Grove, NY 10914

Received \$ 260.00 for Planning Board Fees on 07/20/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION

APPLICANT: KELLY, WILLIAM

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/25/2001	PLANS STAMPED	APPROVED
09/27/2000	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS OF 9/27/00 - NEED PRIVATE ROAD . MAINTENANCE AGREEMENT	APPR COND
12/08/1999	P.B. APPEARANCE . NEED STREET NAMES ON FINAL PLAN - BOND ESTIMATE FOR PRIVATE . ROAD - CORRECT BULK TABLES.	ND: APP SUB TO
10/13/1999	P.B. APPEARANCE	LA: WVE PH RETURN
09/01/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION
APPLICANT: KELLY, WILLIAM

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/1999	EAF SUBMITTED	10/01/1999	WITH APPLIC
ORIG	10/01/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/1999	LEAD AGENCY DECLARED	10/13/1999	TOOK L A
ORIG	10/01/1999	DECLARATION (POS/NEG)	12/08/1999	DECL. NEG DEC
ORIG	10/01/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/01/1999	PUBLIC HEARING HELD	/ /	
ORIG	10/01/1999	WAIVE PUBLIC HEARING	10/13/1999	WAIVE P H
ORIG	10/01/1999	AGRICULTURAL NOTICES	/ /	
Q	/ /		/ /	

DRIVEWAY MAINTENANCE DECLARATION

1. Purchasers of lots (hereinafter referred to as "Owners") in the subdivision entitled "2 Lot Subdivision, Lands of William Kelly, 242 Beattie Road, Town of New Windsor, Orange County, New York", their heirs, successors and assigns shall be subject to the rights, privileges and obligations herein set forth and, by taking title to a lot in the within described subdivision, agree to be bound hereby.

2. Owners are hereby granted a right-of-way over and through the roadway as depicted on the aforementioned map for themselves, their families and their invites from and to the public highway known as Beattie Road.

3. Owners agree that they will contribute to the repair and maintenance of the right-of-way in accordance with the procedures hereinafter set forth.

(a) The owners of all the lots in the subdivision described herein shall meet at least annually to determine what maintenance and repairs shall be accomplished on the right-of-way for the coming half year. The owners shall also agree on a method of determining when and how contractors shall be hired to perform maintenance on the right-of-way.

(b) Decisions concerning improvement and/or maintenance of the right-of-way shall be made by majority vote of the lot owners present. Each lot shall have one vote.

(c) The first meeting of the owners may be called by any lot owners and shall be held within the Town of New Windsor upon notice sent by first class mail to owners. Subsequent meetings shall be held as agreed but at least annually. In addition to these meetings, any owner shall have the right to call for a special meeting upon his or her own initiative, but at least one each calendar year, at a reasonable place, date and time. Notice shall be given as previously stated for the first meeting.

(d) The owners present at the meeting and annually thereafter shall select a Manager who shall serve without pay, Chair the meeting, and oversee the programs adopted by the group, including preparation of budgets, arranging for maintenance, snow removal and the like, and the collection of assessments. The Manager shall serve for one year, or until a successor is elected, whichever is longer. Clerical help associated with carrying out the aforesaid functions shall be deemed a part of owner obligation.

4. The determination and mailing of notice (by ordinary mail) of the assessment for repair and maintenance of the right-of-way against each lot by the

Manager shall be conclusive evidence that the obligation is due and collection thereof may be asserted by any lot owner acting in behalf of the development.

5. Invoices based upon a budgeted allowance shall be rendered semi-annually by the Manager and shall be due within thirty (30) days after mailing. Invoices over budget shall be rendered when mailed and shall also be due within thirty (30) days. Late payments shall be any payments due and unpaid for more than thirty (30) days after the original invoice was mailed, and shall bear interest at the rate of fifteen (15) percent per annum.

6. Owner, by accepting a deed to or by owning land within the subdivision described herein agrees:

(a) To be bound by the act of the majority.

(b) That failure to pay his or her proportionate share shall subject such owner's real property to be a lien of the contractor as if owner has executed the Contract for the performance of the work. For the purpose of this Declaration, each lot owner that is affected by this Declaration hereby gives authorization, and by accepting a deed to the respective lot, does hereby accept the condition that a majority vote shall be sufficient to authorize the performance of work and that the acts of the manager in carrying out the directive of the lot owners shall be done by

the manager as an agent of the lot owners and the lot owners thereby consent to the Manager's actions and agree to be bound by them.

(c) It is hereby declared that in the event of the accumulation of snow "2" or more, the Manager is authorized to engage a contractor to remove the snow from the right-of-way, without further authorization from the lot owners or, if need to have the road sanded, salted or otherwise similarly treated.

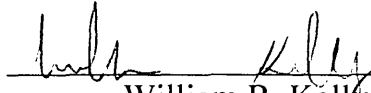
(d) Potholes exceeding three (3) inches in depth and restoration of traveled way by grading when differences in elevation of portions thereof are more than six (6) inches shall be deemed authorized repairs.

7. The use of the term "Owner" or "Owners" shall include their heirs, successors, and or assigns, and the developers.

8. Any notice or report required under this Declaration shall be sent to the Owners at the address on file with the tax assessor of the Town of New Windsor, unless such address is changed by written notice to each person concerned, in which event the change of address given shall be used for the sending of such notice or report.

9. Any liability of the Owners for personal injury to in connection with this Declaration, or to any workman employed to make repairs under this Declaration, or to third persons, as well as any liability of the Owners for damage to the property of any such workman, or of any third persons, as a result of or arising out of repairs and maintenance under this Declaration, shall be borne equally among the Owners.

10. The Owners agree to indemnify and hold each other harmless from any and all liability for injury to himself or damage to his property when such injury or damage shall result from, arise out of, or be attributable to any maintenance or repair undertaken pursuant to this Declaration.

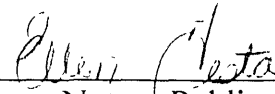

William R. Kelly

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 30th day of April in the year 2001 before me, the undersigned, personally appeared WILLIAM R. KELLY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

ELLEN TESTA
NOTARY PUBLIC, State of New York
Resident in and for Ulster County
Commission Expires March 8, 2005

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION

APPLICANT: KELLY, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/1999	REC. CK. #626	PAID		300.00	
10/13/1999	P.B. ATTY. FEE	CHG	35.00		
10/13/1999	P.B. MINUTES	CHG	18.00		
12/08/1999	P.B. ATTY. FEE	CHG	35.00		
12/08/1999	P.B. MINUTES	CHG	13.50		
02/09/2000	P.B. ATTY. FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	13.50		
09/27/2000	P.B. ATTY. FEE	CHG	35.00		
09/27/2000	P.B. MINUTES	CHG	13.50		
06/22/2001	P.B. ENGINEER FEE	CHG	426.00		
07/19/2001	REC. CK. #117	PAID		324.50	
		TOTAL:	624.50	624.50	0.00

To Close Escrow

main

PLANNING BOARD
TOWN OF NEW WINDSOR

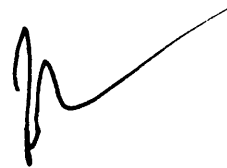
AS OF: 07/20/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 99-26
NAME: KELLY, WILLIAM SUBDIVISION
APPLICANT: KELLY, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/21/2001	ONE LOT RECREATION FEE	CHG	500.00		
07/19/2001	REC. CK. #118	PAID		500.00	
		TOTAL:	500.00	500.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 99-26
NAME: KELLY, WILLIAM SUBDIVISION
APPLICANT: KELLY, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/21/2001	2% OF \$18,230.00 PRVT ROA	CHG	364.60		
07/19/2001	REC. CK. #119	PAID		364.60	
		TOTAL:	364.60	364.60	0.00



SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

* * * * *

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ 364.60
(INSPECTION FEE)

(1)

(2)

(3)

AS OF: 06/21/01

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-50 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99-26

										-----DOLLARS-----			
TASK NO	REL	DATE	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
99-26	141190	09/01/99	TIME	MJE	WS KELLY SUB	75.00	0.40	30.00					
99-26	141467	10/13/99	TIME	MJE	MC KELLY SUE	75.00	0.50	37.50					
99-26	141674	10/13/99	TIME	MCK	CL KELLY TECH RVW CMNTS	28.00	0.50	14.00					
										81.50			
99-26	141644	11/15/99			BILL 99-1099					-81.50			
											-81.50		
99-26	141830	12/07/99	TIME	MCK	CL KELLY S/D TRC	28.00	0.50	14.00					
99-26	141853	12/07/99	TIME	MJE	MC KELLY SUE	75.00	0.70	52.50					
99-26	141780	12/08/99	TIME	MJE	MM KELLY SUE COND APPL	75.00	0.10	7.50					
										74.00			
99-26	141878	12/17/99			BILL 99-1198					-74.00			
											-74.00		
99-26	142272	02/09/00	TIME	MJE	MM REFERRAL TO ZBA	80.00	0.10	8.00					
99-26	142848	03/15/00	TIME	MJE	WS KELLY	80.00	0.40	32.00					
										40.00			
99-26	143443	05/17/00			BILL 00-526					-40.00			
											-40.00		
99-26	143685	06/07/00	TIME	MJE	MC KELLY ZBA	80.00	0.50	40.00					
										40.00			
99-26	143969	07/14/00			BILL 00-682					-40.00			
											-40.00		
99-26	144539	09/22/00	TIME	MJE	MC WM KELLY SUB	80.00	0.50	40.00					
99-26	144581	09/27/00	TIME	MJE	MM KELLY COND SUB APPL	80.00	0.10	8.00					
99-26	144606	09/27/00	TIME	MJE	MC KELLY SUB	80.00	0.40	32.00					
										80.00			
99-26	144744	10/13/00			BILL 00-963					-80.00			
											-80.00		
TASK TOTAL								315.50	0.00	-315.50	0.00		
GRAND TOTAL								315.50	0.00	-315.50	0.00		

AS OF: 06/21/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 26

FOR WORK DONE PRIOR TO: 06/21/2001

										-----DOLLARS-----	
TASK/NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
99-26	185239	06/06/01	TIME	MJE	WS KELLY SUB	85.00	0.30	25.50			
99-26	186163	06/20/01	TIME	MJE	MR KELLY/CLOSEOUT	85.00	1.00	85.00			
								=====	=====	=====	=====
TASK TOTAL								110.50	0.00	0.00	110.50
.....											
								=====	=====	=====	=====
GRAND TOTAL								110.50	0.00	0.00	110.50

TOTAL P.03

KELLY
PRIVATE RD Cost Est
99-26

AKZ
6-20-01

500' PRIVATE ROAD

① BASE 24' WIDE 12" TH. SHALE
(445 CY SHALE) @ \$18/CY in place = \$8010

② ROAD DOUBLE SURFACE TMT. 18' WIDE X 500'
1000 SY @ \$4.50/SY = 4500

③ SWALES TOTAL 500 X 2 (SOME RIP RAP
SOME GRASS)

a. Rip Rap 230 ft @ \$5/ft = 1150

b. Grass 1800 - 230 = 770
+ 250' downstream 1020 @ 3.50/ft = 3570

④ 15" drainage pipe
50 ft @ 20/ft 1000

\$18,230

Glen Larsen Stalen Landscaping

255 Woodstock Mountain Road
Salisbury Mills, N.Y. 12577
(914) 496-8973

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <i>William Kelly</i>		PHONE	DATE
STREET		JOB NAME	
CITY, STATE, AND ZIP CODE		JOB LOCATION <i>Bea Tie Road</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimate for:

Remove trees
Remove Stumps
Remove topsoil
Install private Road minimum 18 ft
with a minimum 20 ft mouth at roadway
Install minimum 6" of Item # 4
Grade shale to the satisfaction of
The town Superintendent of Highways
approx 650 feet of roadway

12" reg'd. 24' incl. shoulders

**DOES NOT MEET
TOWN CODE**

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Payment to be made as follows: $\frac{1}{3}$ $\frac{1}{3}$ $\frac{1}{3}$ dollars (\$ 7500⁰⁰).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

Daniel P. Yanosh

LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

May 16, 2001

Mark J. Edsall, P.E.
Town of New Windsor Planning Brd.
555 Union Avenue
New Windsor, NY 12553

Re: Kelly 2 Lot Subdivision
242 Beattie Road
Section 51, Block 1, Lot 76.1

Dear Mr. Edsall:

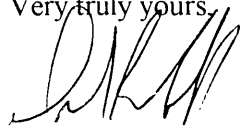
Enclosed please find prints of the above referenced project that have had the following revisions as per your comment letter dated September 27, 2000.

1. Net area values have been added to the plan and the street frontage values have been corrected.

Mr. Kelly will submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. A cost estimate will also be submitted for review and approval prior to the posting of bond.

If you have any questions please call my office at any time.

Very truly yours,



Daniel P. Yanosh, L.L.S.

L99-070

RECEIVED
MAY 29 2001

Daniel P. Yanosh

LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

February 28, 2001

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

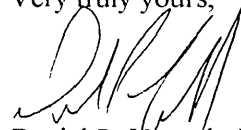
Re: Kelly 2 Lot Subdivision
242 Beattie Road
Section 51, Block 1, Lot 76.1

Dear Mr. Chairman:

Mr. William Kelly currently has a two lot subdivision that was granted preliminary approval by the Planning Board. In the time since this preliminary approval was granted, the attorney that was representing Mr. Kelly has left his firm and apparently had not filed the Driveway Maintenance Declaration concerning this subdivision. Mr. Kelly has made arrangements with another attorney to take care of this filing, and at this time we are asking for an extension of the preliminary approval to allow for time to complete these requirements. We hope to complete this application as soon as possible.

If you have any questions please call my office at any time.

Very truly yours,



Daniel P. Yanosh, L.L.S.

Granted 2-90 day extensions

RESULTS OF P.B. MEETING OF: September 27, 2000

PROJECT: Kelly, W. Sub. P.B.# 9726

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) 4 S) 4 VOTE: A 4 N 0 APPROVED CONDITIONALLY: 9-27-00

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Need to Address Mark's Comments</i>
<i>Need Private Rd Maint Agreement</i>



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA


- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: KELLY MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51 – BLOCK 1 – LOT 76.6
PROJECT NUMBER: 99-26
DATE: 27 SEPTEMBER 2000
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION
OF THE 3.5 +/- ACRE PARCEL INTO TWO (2)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN
WAS PREVIOUSLY REVIEWED AT THE 13
OCTOBER 1999 AND 8 DECEMBER 1999 PLANNING
BOARD MEETINGS.

1. The project is located in the R-1 Zoning District of the Town. The application complies with the zoning requirements, with the exception of Lot #1 which required (and received) a variance for front yard setback from the private road. Some corrections are required to the bulk table on the plan, as follows:
 - a) Net area values for each lot are still not indicated on the plan.
 - b) Street frontage values should be corrected. (the frontage value should include frontage along the private road, plus the town road for Lot #1).
2. Other than the bulk table revisions noted above, all other items have been addressed by the applicant.
3. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/sr
NW99-26-27Sept00.doc

KELLY, WILLIAM SUBDIVISION (99-26)

Mr. Dan Yanosh appeared before the board for this proposal.

MR. PETRO: Two lot residential subdivision with private road, it's an R-1 zone.

MR. YANOSH: Only item that was left on this subject was the fact of since we're putting a private road in an existing house on lot number one was only 24.7 feet from the existing edge of the 50 foot right-of-way for the private road, we were sent to the ZBA for a variance that was granted by the ZBA on September 11 and all other Mark's items have been taken care of. That was the last thing that had to be addressed and there's a note on the plan that the variance was granted on September 11 for that particular issue.

MR. PETRO: Mark, you agreed. What's left?

MR. EDSALL: There's only two bulk table corrections, Dan got a couple of them but he missed a couple so I mean it's extremely minor, just has to show the net area values so it shows that number computed on the plan and the frontage value, I don't think Dan understood that the street frontage you include both the Town road plus the private road, so you have frontage on both front yards but again, it's a minor correction to the bulk table and last but not least, comment 3 just to get the private road completion bond submitted and an amount which I can work with Dan on, my suggestion since you've already done lead agency, already waived public hearing and already reached negative dec, my suggestion would be to make it subject to the three items, you've done all the procedural items.

MR. KRIEGER: Since we have a private road that's going to service more than one lot, do we want a private road maintenance agreement, do you want to make that a condition?

MR. LANDER: Private road, sure.

MR. ARGENIO: That's been standard practice.

MR. KRIEGER: I think without one you have a very difficult time getting a bank to loan any money to build on the second lot.

MR. EDSALL: Might be a problem.

MR. LANDER: That's not our problem but this is our problem here.

MR. KRIEGER: If you want the road to be maintained, which is in the interest of the Town that that be done, yes.

MR. YANOSH: I had a note that a maintenance agreement would be filed, if you want one written up.

MR. PETRO: You have a note on the plan?

MR. YANOSH: Road maintenance agreement is to be filed in the County Clerk's Office.

MR. KRIEGER: Normally, what I ask to be done is a road maintenance, it's actually a declaration because while they're still in common ownership, it's much easier that it be done and signed. I have not absolutely required that it be recorded only because it takes the County Clerk forever and a year to do that but that it be signed.

MR. LANDER: You have to go over that document.

MR. KRIEGER: And approved and signed in recordable form, I have asked that that be done before a map be signed because--

MR. PETRO: Mr. Yanosh, can you take care of that?

MR. YANOSH: Yes.

MR. PETRO: Gentlemen, we don't have anything left procedural on this at all, other than the motion for final.

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Kelly minor subdivision subject to the net area values and the street frontage values being corrected on the bulk table and that the road maintenance agreement be satisfied to Mr. Krieger's liking. Is there any further discussion from any of the board members?

MR. EDSALL: The bond for the private road as well.

MR. PETRO: So noted. Anything else? Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for adjournment?

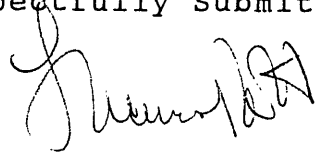
MR. LUCAS: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



10/4/00

Frances Roth
Stenographer

CORRESPONDENCE

WILLIAM KELLY SUBDIVISION (99-26)

MR. PETRO: William Kelly subdivision request for 60 day extension of conditional final approval. "Dear Mr. Chairman "Mr. William Kelly currently has a two lot subdivision granted preliminary approval by the planning board. At the time, since the preliminary approval was granted, the attorney that was representing Mr. Kelly has left his firm and apparently had not filed the driveway maintenance declaration concerning this subdivision. Mr. Kelly has made arrangements with another attorney to take care of this filing and at this time, we ask for extension of the preliminary approval to allow for time to complete these requirements. We hope to complete this application as soon as possible. Dan Yanosh."

MR. EDSALL: Is this final approval or preliminary they're looking for because the agenda says final, is it preliminary or final?

MR. PETRO: Granted preliminary approval by the planning board.

MS. MASON: It's final approval.

MR. EDSALL: They have conditional final approval.

MR. BABCOCK: Yes, they're asking for the wrong thing.

MR. EDSALL: When was that final approval, the conditional granted, do you know, Myra?

MS. MASON: No.

MR. BABCOCK: Mr. Chairman, if you remember, this was one that somehow got by us about a variance for the front yard because of the private road, so this project took quite some time because we had to then refer to the zoning board.

MR. PETRO: Who did it get by?

MR. BABCOCK: Us. So we sent it to the zoning board for the proper variances, so it did take some time to do this.

MR. PETRO: What can we give him, we don't have the starting date?

MR. EDSALL: The State Law says you have 180 days to meet the conditions and you're allowed to get two 90 day extensions. My suggestion is you just granted two 90 day extensions beginning at the date the original 180 would expire at, after that, they have to come in with a new application.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the pew Windsor Planning Board grant two 90 day extensions to the William Kelly subdivision commencing on the expiration date of the original 180 days. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 99-26 DATE: 6-7-00

APPLICANT: WILLIAM KELLY

P.O. BOX 346

BLOOMING GROVE NY 10914

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 9-27-99

FOR (SUBDIVISION - ~~SITE PLAN~~) _____

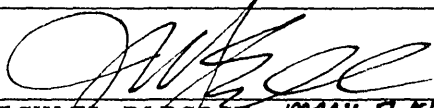
LOCATED AT BEATTIE RD.

_____ ZONE R-1

DESCRIPTION OF EXISTING SITE: SEC: 51 BLOCK: 1 LOT: 76.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

FRONT YARD VARIANCE REQ'D.


 MICHAEL BABCOCK, MARK J EDSELL P.E.
 BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u> <u>LOT #1</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>R-1</u>	USE <u>SFR</u>	
MIN. LOT AREA	<u>43 560 sf</u>	<u>78 678</u>	<u>—</u>
MIN. LOT WIDTH	<u>125 ft</u>	<u>150.88</u>	<u>—</u>
REQ'D FRONT YD	<u>45 ft.</u>	<u>137.8 & 24.7</u>	<u>20.3</u>
REQ'D SIDE YD.	<u>20 ft.</u>	<u>77.3</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>40 ft.</u>	<u>N/A</u>	<u>—</u>
REQ'D REAR YD.	<u>50 ft.</u>	<u>220 ft.</u>	<u>—</u>
REQ'D FRONTAGE	<u>70 ft.</u>	<u>543+</u>	<u>—</u>
MAX. BLDG. HT.	<u>35 ft.</u>	<u>15 ft.</u>	<u>—</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>—</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>10 %</u>	<u>1.3 %</u>	<u>— %</u>
O/S PARKING SPACES	<u>—</u>	<u>—</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
 OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

CORRESPONDENCEKELLY SUBDIVISION (99-26)

MR. PETRO: This is a side yard requirement for lot number 1.

MR. EDSALL: I can explain it really quickly, maybe we can get a referral. This is an item that was identified during the workshop, unfortunately wasn't brought to your attention earlier. The applicant didn't know about it initially when he did his dimension from the existing house at the front of the lot, he measured to the property line, rather than to the right-of-way of the private road. Under the Town's law, you have to meet your setbacks to the private road right-of-way the same as if it was a Town road. His measurement wasn't taken in that fashion. When we found that it had been measured wrong, we found out that he really needs a variance because he's effectively creating a front yard non-conformance when he puts the private road, so he needs a referral to the ZBA. I think it would be worthwhile if you agree to pass on to the ZBA that they should consider it an unavoidable situation because the lot is very deep, there's no other way to get access to the rear, the only way is by a driveway, private driveway or private easement. If you do a private driveway, he needs a variance for frontage. If he does private road, he needs a variance for setback because the private road doesn't fit so it's unavoidable.

MR. LANDER: Let me get that straight, he's deficient where now?

MR. EDSALL: The dimension between the existing house and the private road right-of-way has to meet front yard setback. He's got no place to put the road, the house already exists, so he can't reasonably, doesn't make sense to pick it up and move it.

MR. ARGENIO: Right-of-way line is the dashed line on the plan, is that correct?

MR. EDSALL: Yes. So they don't have much of a choice.

MR. LANDER: So he goes to the ZBA, they'll give him relief.

MR. PETRO: We already approved the plan.

MR. EDSALL: I don't know that it's been approved, I thought they had.

MS. MASON: It was approved conditionally.

MR. PETRO: So it's still not signed?

MS. MASON: Right.

MR. PETRO: We picked this up?

MR. EDSALL: They came back in the workshop to go over some items.

MR. PETRO: What we're going to do now, they still have conditional approval.

MR. BABCOCK: Go to the zoning board.

MR. PETRO: Motion to, should we do it by a negative vote? We already have approval, how about just a motion to send it to the ZBA?

MR. EDSALL: For a necessary variance.

MR. LUCAS: Make the motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board send the William Kelly Subdivision on 242 Beattie Road, is that it, to the New Windsor Zoning Board for the necessary variances to make this plan conform with the New Windsor and State laws. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

February 2000

17

MR. LANDER	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

RESULTS OF P.F. MEETING OF: 7/1/77

PROJECT: 100-100000000 P.B.# 100

P.B.# 72

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M)___ S)___ VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) (S) 12 VOTE: A 7 N 6 *Send to Z.B.A.*

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Since 1916 we for insufficient area at
lot #1

B.2.

ZONING BOARD OF APPEALS
September 11, 2000**REVISED AGENDA:** 7:30 p.m. - ROLL CALL

Motion to accept minutes of 8/14/00 minutes as written.

PRELIMINARY MEETINGS:SET UP
FOR P/H

1. SLEPOY, HERBERT - Request for 10 in. height and 7 ft. 6 in. sign width variances for wall sign at 1011 Route 94 for *Play It Again Sports*, next to Pizza Hut, in a C zone. (69-4-26.13).

SET UP
FOR P/H

2. SANDCASTLE HOMES, INC. - Request for 14 ft. rear yard variance for proposed single-family home to be located at 10 Samantha Court in an R-4 zone. (7-3-11).

SET UP
FOR P/H

3. CALVET, MICHAEL - Request for 1.5 ft. sign height and 37.5 ft. sign width for façade sign and 9 ft. sign height for freestanding sign, plus a variance for 142 s.f. total all signs at United Rentals, 124 Windsor Highway in a C Zone. (9-1-15.2).

SET UP
FOR P/H

4. EVANS, LILLIAN - Request to board adults at 367 Temple Hill Road in a PI zone. (35-1-69).

SET UP
FOR P/H

5. MOORE, KENNETH - Request for 8 ft. rear yard variance for proposed deck at 18 Doral Drive in an R-4 zone. (19-4-44).

NON CONFORMING
USE
APPROVED**PUBLIC HEARINGS:**

6. HUNSINGER, HUGH - Request for Interpretation or use variance regarding use of residence as dental office at 754 Blooming Grove Tpk. in an R-4 zone. (49-5-14)
7. KELLY, WILLIAM - Request for 20.3 ft. front yard variance for private driveway located off Beattie Road in an R-1 zone. (51-1-76.1).

APPROVED

APPROVED

APPROVED
NON CONFORMING
USE

APPROVED

8. PEARSON, JOHN - Request for 9 ft. 6 in. rear yard variance for pool pump shed at 9 Hillcrest Drive, Salisbury Mills in an R-4 zone. (59-2-6).

9. SCHLESINGER, NEIL - Request for interpretation of auto sales use in R-1 zone at 420 Station Road. (57-1-2).

10. LEHMAN, GAIL - Request for rear yard variances: 16 ft. for rear deck, 16 ft. for pool deck and 7 ft. for spa room located at 340 Nina Street in an R-4 zone. (73-2-14).

Formal Decisions: (1) Bila/Burger King (2) Marciano (3) Reynolds (4) Schwartz (5) Fox

Pat - 563-4630 (o) or 562-7107 (n)

APPROVED

PLANNING
BOARDRECEIVED
SEP 11 2000
Town of New Windsor Bldg. Dept.

Daniel P. Yanosh
LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

January 26, 2000

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor NY 12553

Re: Kelly Subdivision
242 Beattie Road

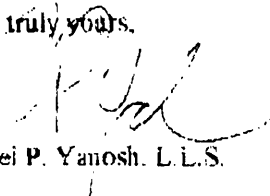
Dear Planning Board:

As per a conversation with Mark Edsall, it has come to our attention that the side yard requirement for Lot #1 of the Kelly subdivision will not apply in this case. Because the private road runs along one side yard, the front yard requirement applies. The distance from the house on Lot #1 to the private road is 24.7 feet, the front yard requirement is 45 feet. Therefore we will be asking the Zoning Board of Appeals for a variance.

We are asking that you deny this application, so that we can proceed to the Zoning Board of Appeals for a variance.

If you have any questions please call my office at any time.

Very truly yours,


Daniel P. Yanosh, L.L.S.

L99-070

*MYRA,
This was received too
late for the 1/26/00 meeting,
add for end of meeting on
2/9/00. Mark.*

RESULTS OF P. MEETING OF: December 8, 1999

PROJECT: Kelly Sub.

P.B.# 99-26

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y__ N__

M) LN S) A VOTE: A 4 N 0
CARRIED: YES ✓ NO__

M)__ S)__ VOTE: A__ N__
CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) LN S) A VOTE: A 4 N 0 APPROVED CONDITIONALLY: 12-8-99

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need street names on final Plan</u>
<u>Bond Estimate - Private Rd.</u>
<u>Bulk Table corrections</u>

REGULAR ITEMS:

KELLY SUBDIVISION (99-26)

Mr. Dan Yanosh appeared before the board for this proposal.

MR. PETRO: This is a two lot residential subdivision. Application proposes subdivision of 3.5 acre parcel into two single family residential lots. This plan was previously reviewed at the 13 October, 1999 planning board meeting and that's that.

MR. YANOSH: Like the Chairman stated, two lot residential subdivision, lot 1 has 1.18 acres, there's a one story house on it, fronts on Beattie Road. Lot in the back, lot number 2, 1.77 acres, private road that goes back and accesses to that piece of property. And I think I have taken care of most of the corrections from Mark.

MR. PETRO: Says so on the comments, says Mr. Yanosh did a good job. We didn't have too many outstanding comments on this, did we?

MR. EDSALL: No, there was probably a half a dozen just things that we fine tuned. The only really outstanding issue other than procedural matters is just some bulk table cleanups on the numbers, but it--

MR. PETRO: They are correct at this time?

MR. EDSALL: Well, the proposed numbers, some of the numbers I think need to be corrected, but they meet the code, just a matter of getting a right number on the final plan, still a couple things that need to be fixed but that's it.

MR. PETRO: Street name for 911?

MR. YANOSH: We're working on all that.

MR. PETRO: We'll need it on the final plan before it can be stamped, so that's got to be conditional.

MR. ARGENIO: Bob Rogers usually takes care of that.

MR. PETRO: And the private road improvement bond going to have to be posted?

MR. YANOSH: Yes.

MR. PETRO: We have fire approval on 12/23/99 and highway approval on 12/3/99 and with that, gentlemen, does anybody have anything else to say? Did we do lead agency? So we need a negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Kelly minor subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I guess I don't have anything else to say. Motion and I can read in the subject-to's.

MR. LANDER: You got it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Kelly minor subdivision on Beattie Road, subject to the private road improvement bond estimate being in place and also the 911 street name be given and put on the plan before the final stamp. Is there any--

MR. EDSALL: One other just the correction of the bulk

December 8, 1999

16

numbers.

MR. PETRO: With that, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

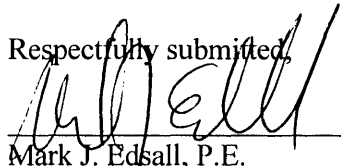
Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: KELLY MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 76.6
PROJECT NUMBER: 99-26
DATE: 8 DECEMBER 1999
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
3.5 ± ACRE PARCEL INTO TWO (2) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 13 OCTOBER 1999 PLANNING BOARD
MEETING.

1. As previously noted, the project is located within the R-1 Zoning District of the Town. The "required" bulk information shown on the plan appears correct for the zone and use. I had suggested that the Applicant check the "provided" values since some corrections appear necessary; it would appear that no such corrections have yet been made to the bulk table. This must be done prior to the plan for stamp of approval.
2. In my 13 October 1999 review comments, I noted several additional corrections, which were required to the plan. The Applicant's Surveyor has accomplished each of these items and I have no additional concerns at this time.
3. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. The Applicant should be directed to submit a Private Road Improvement Bond Estimate per Section A60-10(A)(8).
5. The Board should confirm, with the Applicant, whether the 911 street name and numbering has been coordinated with the Town Fire Inspector.
6. If the Board believes same is appropriate, a conditional approval could be considered based on the items noted above and other conditions imposed by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

A:KELLY2.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-26

RECEIVED

DATE PLAN RECEIVED:

SEP 20 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Wm. Kelly _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

no town water in this area

HIGHWAY SUPERINTENDENT

DATE

Steve D. D. D.
WATER SUPERINTENDENT

9-22-00
DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: September 25, 2000

SUBJECT: Kelly 2 Lot Subdivision

Planning Board Reference Number: PB-99-26

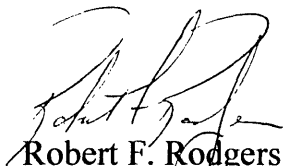
Date: 20 September 2000

Fire Prevention Reference Number: FPS-00-038

A review of this 2 lot subdivision was conducted on 22 September 2000.
The private road name is Lyssa Way.

This subdivision plan is acceptable.

Plans Dated: 12 September 2000 Revision 3



Robert F. Rodgers
Fire Inspector

RFR/dh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION

APPLICANT: KELLY, WILLIAM

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	12/03/1999	MUNICIPAL HIGHWAY	12/03/1999	APPROVED
REV1	12/03/1999	MUNICIPAL WATER	12/02/1999	APPROVED
REV1	12/03/1999	MUNICIPAL SEWER	/ /	
REV1	12/03/1999	MUNICIPAL FIRE	12/02/1999	APPROVED
REV1	12/03/1999	NYSDOT	/ /	
ORIG	10/01/1999	MUNICIPAL HIGHWAY	10/04/1999	APPROVED
ORIG	10/01/1999	MUNICIPAL WATER	10/04/1999	APPROVED
ORIG	10/01/1999	MUNICIPAL SEWER	12/03/1999	SUPERSEDED BY REV1
ORIG	10/01/1999	MUNICIPAL FIRE	10/05/1999	APPROVED
ORIG	10/01/1999	NYSDOT	12/03/1999	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/08/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION

APPLICANT: KELLY, WILLIAM

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/13/1999	P.B. APPEARANCE	LA: WVE PH RETURN
09/01/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/08/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-26

NAME: KELLY, WILLIAM SUBDIVISION

APPLICANT: KELLY, WILLIAM

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/1999	EAF SUBMITTED	10/01/1999	WITH APPLIC
ORIG	10/01/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/1999	LEAD AGENCY DECLARED	10/13/1999	TOOK L A
ORIG	10/01/1999	DECLARATION (POS/NEG)	/ /	
ORIG	10/01/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/01/1999	PUBLIC HEARING HELD	/ /	
ORIG	10/01/1999	WAIVE PUBLIC HEARING	10/13/1999	WAIVE P H
ORIG	10/01/1999	AGRICULTURAL NOTICES	/ /	

Daniel P. Yanosh
LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

November 9, 1999

Mark J. Edsall, P.E.
Town of New Windsor P.B.
55 Union Avenue
New Windsor, NY 12553

Re: Kelly Minor subdivision
Beattie Road

Dear Mr. Edsall:

Enclosed please find prints of the Kelly Subdivision which have had the following revisions as per your comment letter dated October 13, 1999.

1. The "provided" values have been revised.
2.
 - a. The private road detail shows 8" of course crushed shale and a 4" item 4 leveling course. This material includes both the traveled way plus the shoulders on each side.
 - b. The private road detail notes that the stone and oil should be applied at the rates indicated for each application.
 - c. The drainage swale on each side of the private road, from Station 2+50 to 5+00, be stone lined.
 - d. A note has been added to the plan indicating that the area in which a driveway is being eliminated will be topsoil and seeded.
 - e. The installation of a street sign has been shown.
 - f. The applicant will coordinate with the Town Fire Inspector and propose a street name.
 - g. No revision necessary.
3. No revision necessary.
4. No revision necessary.

Page 2
Kelly Subdivision

5. We would request that the Planning Board waive a public hearing.
6. No revision necessary.
7. No revision necessary.

If you have any questions please call my office at any time.

Very truly yours,



Daniel P. Yanosh, L.L.S.

L99-070



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: KELLY MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 76.6
PROJECT NUMBER: 99-26
DATE: 13 OCTOBER 1999
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
3.5 ± ACRE PARCEL INTO TWO (2) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

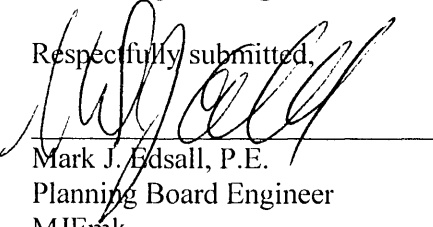
1. The property is located within the R-1 Zoning District of the Town. The "required" bulk information shown on the plan appears correct for the zone and use. The "provided" values indicated require some correction, although each lot appears to meet the minimum bulk requirements.
2. I made a preliminary review of the plan as submitted and have the following comments:
 - a. The private road detail should be corrected to provide 8" of course crushed shale and a 4" Item 4 leveling course. This material should include both the 18' wide traveled way plus the 3' shoulders on each side.
 - b. The private road detail should also note that the stone and oil noted should be applied at the rates indicated for each application.
 - c. The plan notes the use of a rip-rap ditch for the lower section of the swale. It is my recommendation that the drainage swale on each side of the private road, from Station 2+50 to 5+00 be stone lined.
 - d. The plan notes that the driveway for the existing house will be eliminated and the driveway is shown connecting to the proposed private road. I agree with this requirement, although I feel the note on the plan should also indicate that the area will be topsoil and seeded after the driveway is eliminated.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: KELLY MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 76.6
PROJECT NUMBER: 99-26
DATE: 13 OCTOBER 1999

- e. The plan should indicate the installation of a street sign in accordance with the Code requirements.
 - f. The Applicant should propose a street name to the Town (coordinate with Town Fire Inspector), such that 911 issues can be coordinated.
 - g. The Planning Board should, for the record, accept the alternate turnaround configuration shown (Code typically requires a circular cul-de-sac).
- 3. Lot 2 of the subdivision requires a new sanitary disposal system. The Applicant's Engineer has submitted information regarding soil tests and type. Based on the information on the plan, the disposal system appears to comply with the minimum State requirements.
 - 4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
 - 5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
 - 6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
 - 7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:KELLY.mk

KELLY, WILLIAM SUBDIVISION (99-20)

Mr. Dan Yanosh appeared before the board for this proposal.

MR. YANOSH: Two lot subdivision on Beattie Road, William Kelly is the owner, 3.58 acres, lot 11.81 acres has an existing house, one story house, lot number 2 in the back 1.77 acres proposed private road through lot number one to access lot number 2. We have done percs, deep tests, septic has been designed and this is our first submittal to the board.

MR. PETRO: Mark, do you want to go over any of the comments so we can save time?

MR. EDSALL: I have provided him with a copy, I think we need several corrections that are noted under comment 2. What I would suggest you do is look at comments 4 and 5 at this point to see how you feel about starting the process.

MR. PETRO: Motion to take lead agency.

MR. ARGENIO: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Kelly minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have on one side, two sides it's residential zones all around you?

MR. YANOSH: Yes.

MR. PETRO: This is just a lot line change.

MR. YANOSH: No, subdivision, 2 lot subdivision.

MR. PETRO: Is that a--

MR. LUCAS: Motion for public hearing to schedule one.

MR. LANDER: Second it.

MR. YANOSH: The owners to the north of us, Anderson, they did the same thing quite a few years ago, the lot in the back 77.2 was done almost in the same fashion, their private road is on the other side, they did the same thing.

MR. PETRO: Hold on, I have a motion before the board, is there a second?

MR. ARGENIO: What was the motion?

MR. PETRO: To schedule a public hearing.

MR. LANDER: No, we're going to table that for a minute.

MR. LUCAS: I'll rescind that motion.

MR. PETRO: Thank you.

MR. LANDER: This private road is not over 800 feet, is it?

MR. BABCOCK: No.

MR. YANOSH: 229 is the lot width of lot number 1.

MR. EDSALL: Yeah, the 35 plus 00 just after the turnaround.

MR. LANDER: I see it.

MR. ARGENIO: There are no homes on the two lots to the

north?

MR. YANOSH: To the north, there's Anderson has a house on there right now and the one down here is vacant right now.

MR. ARGENIO: The lot is vacant of a home?

MR. YANOSH: Anderson has a house on top, 77.1 has a house and nothing on 77.2 right now.

MR. BABCOCK: It's a vacant lot.

MR. EDSALL: It was subdivided, not built on yet.

MR. YANOSH: There's a house on lot 75.3, just getting finished and that was subdivided not too long ago I think from the other lots right there.

MR. LANDER: Anderson, how are they going to get frontage?

MR. YANOSH: He's got the same thing as we're doing, but the private road is flopped on the other side, private road. Flag lots aren't allowed, that's why we do a private road, correct?

MR. EDSALL: Yes.

MR. YANOSH: His situation is the same as us, but take it over and flip it the other way, his private road is on the northeast side of his property.

MR. LUCAS: So there's nobody really to the--

MR. YANOSH: There's nobody here.

MR. PETRO: The alternate turnaround situation that you have here, for lot number 2 in the rear, instead of the cul-de-sac, I don't see any problem with that.

MR. EDSALL: It's not, what it, I just want it on the record because it's a kind of a waiver that you don't have to put a full cul-de-sac and I think given the fact that it really is only serving two lots, the

private road.

MR. YANOSH: This is the one for the one next door, the Anderson one we're right here.

MR. PETRO: I don't see anything wrong with it, there's a number of housekeeping notes, Mark, why don't you clean those up. As far as the public hearing is concerned, maybe we'll put a hold, clean the plan up according to Mark's comments and we'll discuss it. I don't really see a need for it.

MRL LUCAS: I don't after looking at it.

MR. ARGENIO: I agree.

MR. PETRO: Motion now or?

MR. LUCAS: I'll make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Kelly subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: That's as far as we'll go. Why don't you clean up these things, I think conceptually, I don't see you any problem. You have one on the flip side and you should be in good shape. Motion to adjourn?

MR. LUCAS: So moved.

MR. LANDER: Second it.

October 1 1999

55

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

A handwritten signature in cursive script, appearing to read "Frances Roth".

Frances Roth
Stenographer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/01/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 99-26
NAME: KELLY, WILLIAM SUBDIVISION
APPLICANT: KELLY, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/1999	REC. CK. #626	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

DEC 3 1999

PLANNING BOARD FILE NUMBER:

99-23

N.W. HIGHWAY DEPT.

DATE PLAN RECEIVED:

RECEIVED DEC - 2 1999

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT

12/3/99
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: December 6, 1999

SUBJECT: William Kelly Subdivision

Planning Board Reference Number: PB-99-26


Dated: 2 December 1999

Fire Prevention Reference Number: FPS-99-047

A review of the subdivision plan was conducted on 3 December 1999.

This subdivision plan is acceptable.

Plans Dated: 22 June 1999.



Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-13

DATE PLAN RECEIVED: RECEIVED DEC - 2 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

William Kelly _____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If ~~disapproved~~, please list reason _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 12-7-99
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 5, 1999

SUBJECT: Wm. Kelly Subdivision

Planning Board Reference Number: PB-99-26

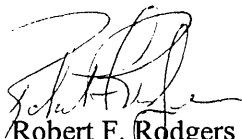
Dated: 1 October 1999

Fire Prevention Reference Number: FPS-99-040

A review of the above referenced subject subdivision was conducted on
1 October 1999.

This 2 lot subdivision is acceptable.

Plans Dated: 22 June 1999.



Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

88-438

DATE PLAN RECEIVED:

RECEIVED OCT - 1 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been _____

reviewed by me and is approved ✓ _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

DATE

Steve D. D.

10-4-99

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

OCT 1 1999

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: **99-26**

DATE PLAN RECEIVED: **RECEIVED OCT - 1 1999**

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____

 10/4/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 51 Block 1 Lot 76.1

1. Name of Project 2 LOT SUBDIVISION - LANDS OF WILLIAM KELLY

2. Owner of Record WILLIAM KELLY Phone 996-4547

Address: P.O. BOX 346 BLOOMING GROVE NY. 10914
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DANIEL P. YANOSH Phone 361-4700

Address: P.O. BOX 320 CIRCLEVILLE NY 10919
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney NONE Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

DANIEL P. YANOSH 361-4700
(Name) (Phone)

7. Project Location:

On the SE side of BEATTIE ROAD 1,400 feet
(Direction) (Street) (No.)
SOUTH of SHAW ROAD
(Direction) (Street)

8. Project Data: Acreage 3.58 Zone R-1 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No _____

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 2 LOT - SINGLE
FAMILY RESIDENTIAL - 1.81 & 1.77 ACRES

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

27th DAY OF Sept 19 99

William Kelly
APPLICANT'S SIGNATURE

Mary Ann Hotaling
NOTARY PUBLIC

MARY ANN HOTALING
Notary Public, State of New York
No. 01HO5062877
Qualified in Orange County
Commission Expires July 8, 2002

William Kelly
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED OCT 1 1999
DATE APPLICATION RECEIVED

99-000
APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. NONE Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NONE Flood land boundaries.
17. X A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.

19. X Name and width of adjacent streets; road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. X Include existing or proposed easements.
21. X Right-of-way widths.
22. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. X Show any existing waterways.
- *26. X A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. X Provide "septic" system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NONE Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/21/99
Licensed Professional Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM KELLY, deposes and says that he resides
(OWNER)

at P.O. Box 346 Bloomville Grove in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 51 Block 1 Lot 76.1)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

DANIEL P. YAMOSIT L.L.S.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/27/99

William Kelly
Owner's Signature

Kathleen M. Lucchesi
Witness' Signature

Applicant's Signature (if different than owner)

[Signature]
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED OCT - 1 1999

99-96

PROJECT I.D. NUMBER

617.2

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>WILLIAM KELLY</u>	2. PROJECT NAME <u>2 LOT SUBDIVISION LANDS OF WILLIAM KELLY</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTH EAST SIDE OF BEATTIE ROAD, 1,400 FT SOUTH OF SHAW ROAD, OPPOSITE INTERSECTION OF WALKER DRIVE.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>2 LOT RESIDENTIAL SUBDIVISION - PRIVATE ROAD TO ACCESS REAR LOT.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.58</u> acres Ultimately <u>3.58</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>SINGLE FAMILY HOMES</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor Name: <u>DANIEL P. YAMOSH L.L.C.</u>	Date: <u>9/21/99</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED OCT - 1 1999

99-26

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: SEPT 21, 1999

1763
NAME: DANIEL P. YAMASH TELE: (914) 361-4200

ADDRESS: P.O. Box 320
CIRCLEVILLE NY 10919

TAX MAP NUMBER: SEC. 51, BLOCK 1, LOT 76.1
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

X
YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

?
YES

* * * * *

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

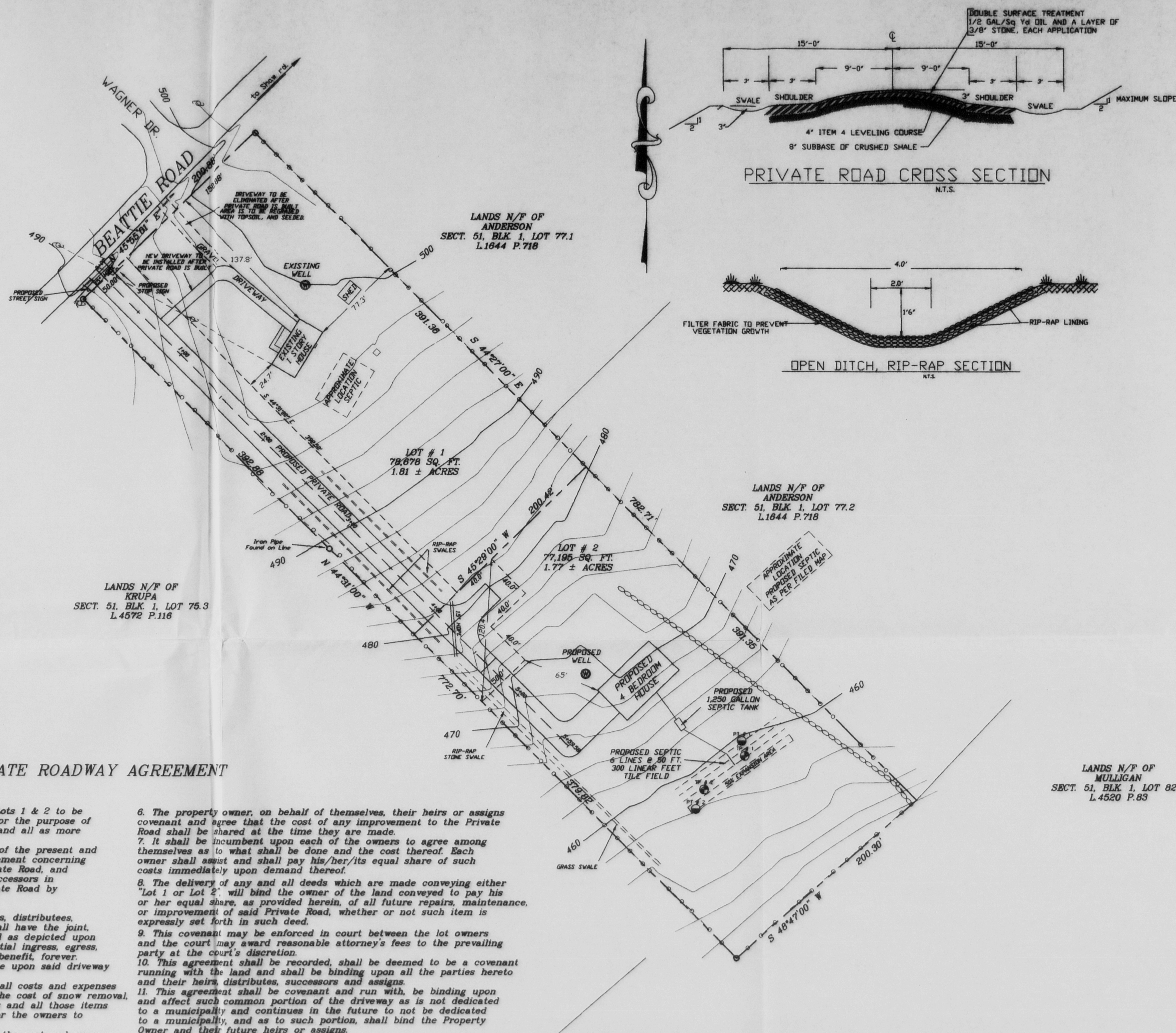
* * * * *

AMOUNT OF DEPOSIT \$ _____

TOTAL CHARGE \$ _____

99-99

RECEIVED OCT - 1 1999



PRIVATE ROADWAY AGREEMENT

WHEREAS, the ingress and egress for said Lots 1 & 2 to be a Private Road, common driveway, to be used for the purpose of residential ingress and egress and for utilities and all as more fully set forth on this Subdivision Map.

WHEREAS, it would be in the best interest of the present and future owners of the property to have an agreement concerning the establishment and maintenance of the Private Road, and WHEREAS, the Property Owner and their successors in interest will have the right of use of said Private Road by virtue of their ownership of the aforesaid lots.

NOW THEREFORE

1. The owners of said "Lots 1 and 2", their heirs, distributees, successors, and assigns, as property owners, shall have the joint, equal and mutual right to use the Private Road as depicted upon said Subdivision Map for the purpose of residential ingress, egress, utilities and for their mutual convenience and benefit, forever.
2. The cost of all improvement and maintenance upon said driveway shall be shared equally as herein set forth.
3. The word "maintenance" shall be defined as all costs and expenses in connection with the Private Road including the cost of snow removal, sweeping, surfacing, regrading, filling the holes and all those items necessary as to make it convenient and safe for the owners to use the Private Road.
4. The word "improvement" shall be defined as the cost and expenses in connection with the driveway including the cost of paving, graveling, regrading or any other item outside the ordinary upkeep of the Private Road.
5. The property owner, on behalf of themselves, their heirs or assigns, covenant and agree that they will share equally in the cost of maintenance of the Private Road.
6. The property owner, on behalf of themselves, their heirs or assigns covenant and agree that the cost of any improvement to the Private Road shall be shared at the time they are made.
7. It shall be incumbent upon each of the owners to agree among themselves as to what shall be done and the cost thereof. Each owner shall assist and shall pay his/her/its equal share of such costs immediately upon demand thereof.
8. The delivery of any and all deeds which are made conveying either "Lot 1 or Lot 2", will bind the owner of the land conveyed to pay his or her equal share, as provided herein, of all future repairs, maintenance, or improvement of said Private Road, whether or not such item is expressly set forth in such deed.
9. This covenant may be enforced in court between the lot owners and the court may award reasonable attorney's fees to the prevailing party at the court's discretion.
10. This agreement shall be recorded, shall be deemed to be a covenant running with the land and shall be binding upon all the parties hereto and their heirs, distributees, successors and assigns.
11. This agreement shall be covenant and run with, be binding upon and affect such common portion of the driveway as is not dedicated to a municipality and continues in the future to not be dedicated to a municipality, and as to such portion, shall bind the Property Owner and their future heirs or assigns.

JUNE 22, 1999
CERTIFIED TO:
WILLIAM R. KELLY

TO BE A TRUE SURVEY PERFORMED IN THE FIELD
ON JUNE 11, 1999 AND THAT IT IS TO THE BEST
OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH, L.S.
N.Y.S. LIC. # 49601

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PROPOSED SEWERAGE AND WATER FACILITIES FOR EACH LOT ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENT PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

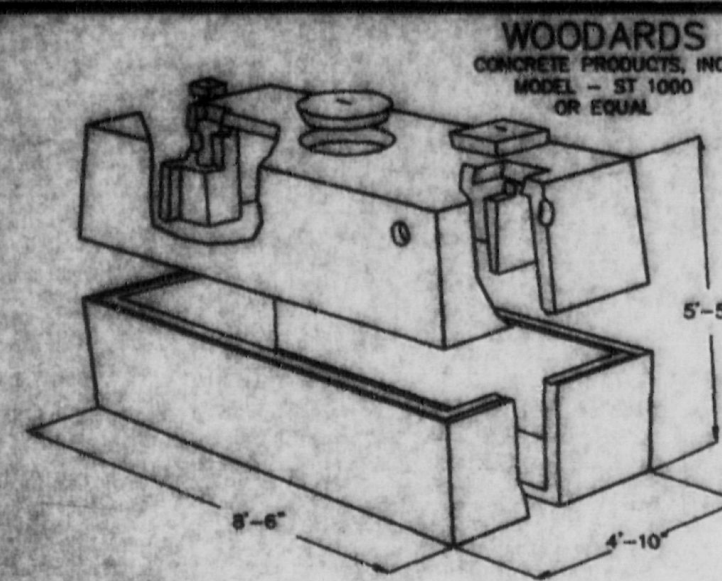
THE ACTUAL INSTALLATION OF SUCH SEWERAGE AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DESIGN AND AT THE LOCATION AS SO CERTIFIED ON THIS SUBDIVISION PLAT.

VICTOR H. ERIKSON
N.Y.S. P.E. LIC. # 28696

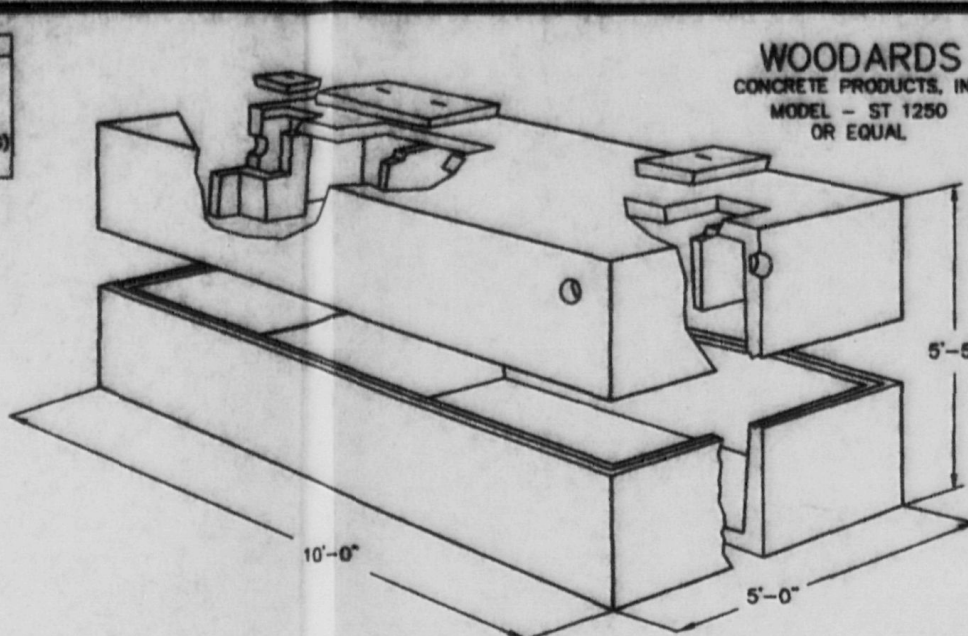
RECORD OWNER AND SUBDIVIDER
WILLIAM R. KELLY
P.O. BOX 346
BLOOMING GROVE, NEW YORK 10914

TAX MAP DESIGNATION: SECTION 51, BLOCK 1, LOT 76.1
DEED REFERENCE: LIBER 5048 PAGE 185
AREA: 155,873 sq. ft. or 3.58 ± ACRES

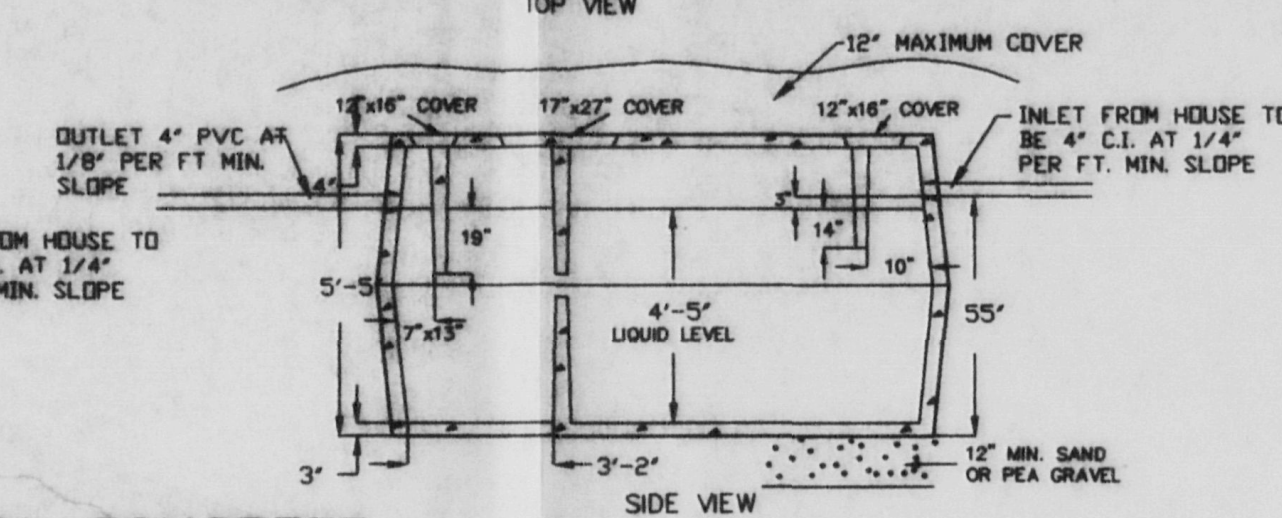
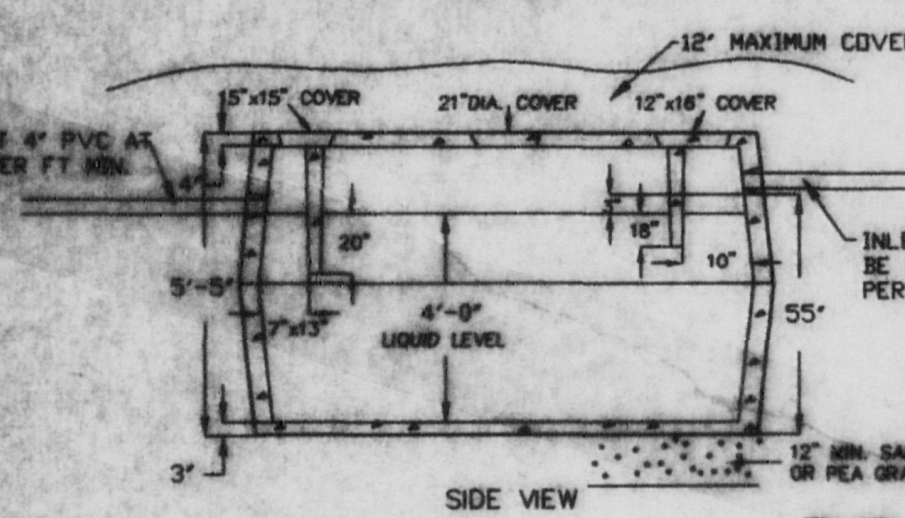
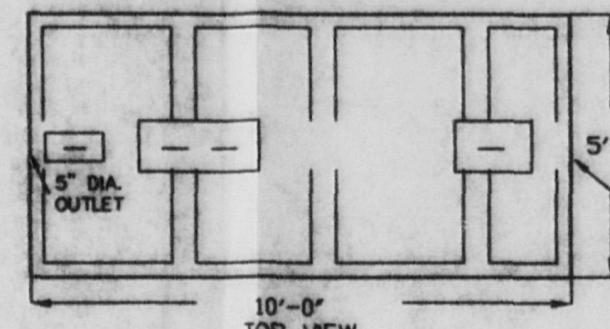
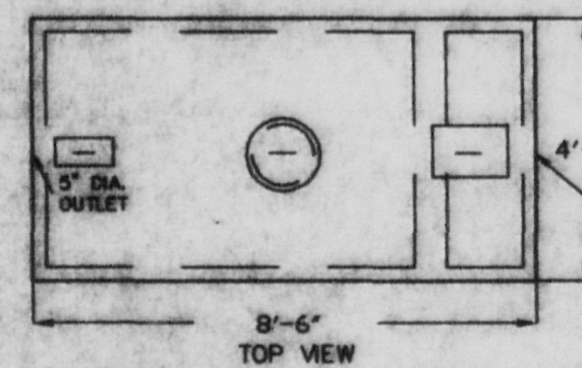
PLANNING BOARD APPROVAL BLOCK APPROVAL GRANTED BY TOWN OF NEW WINDSOR JUL 25 2001 By: James Petro, Jr., Chairman By: James Bresnan, Secretary	
I HEREBY AGREE, UPON BY REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT. OWNER: _____ DATE: 5-27-01	
VICTOR H. ERIKSON N.Y.S. P.E., L.S. 2656 N.Y.S. ROUTE 302 MIDDLETOWN, NY 10940 REVISION: NOVEMBER 9, 1999 - ENGINEER'S COMMENTS FEBRUARY 14, 2000 - ZONING BOARD REVIEW, FRONT YARD VARIANCE REQUEST SEPTEMBER 10, 2000 - VARIANCE GRANTED APRIL 26, 2001 - BULK TABLE	
DANIEL P. YANOSH N.Y.S. L.S. 2194 N.Y.S. ROUTE 302 - P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE #: (845) 381 - 4700 FAX #: (845) 381 - 4722	
2-LOT SUBDIVISION LANDS OF: WILLIAM KELLY 242 BEATTIE ROAD TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	
DRAWN BY: S.B. CHECKED BY: D.P.Y. SCALE: 1"=50' DATE: 6-22-99	SHEET: 1 of 2 JOB#: 99-070



WOODARDS
CONCRETE PRODUCTS, INC.
MODEL - ST 1290
OR EQUAL



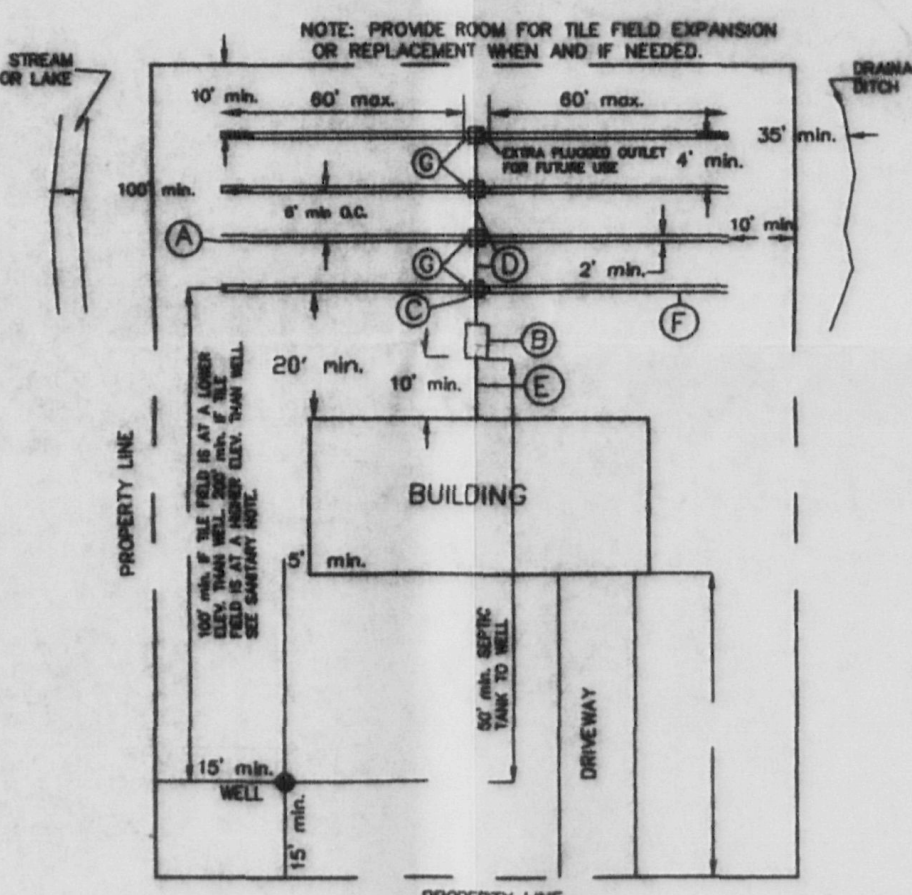
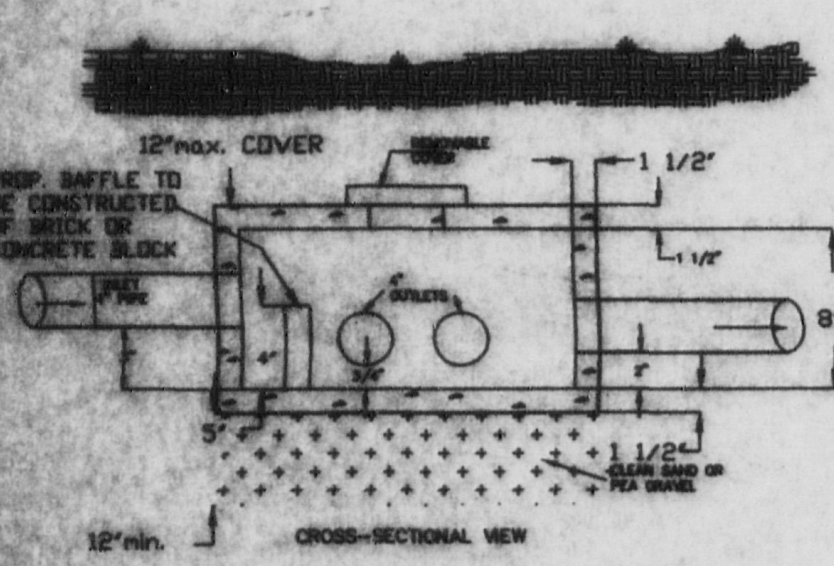
WOODARDS
CONCRETE PRODUCTS, INC.
MODEL - ST 1290
OR EQUAL



TYPICAL CONCRETE SEPTIC TANKS

NOT TO SCALE
2 BEDROOM DWELLING REQUIRES 1000 GAL. SEPTIC TANK
3 BEDROOM DWELLING REQUIRES 1200 GAL. SEPTIC TANK
4 BEDROOM DWELLING REQUIRES 1500 GAL. SEPTIC TANK

NOTE: SEPTIC TANK JOINTS ARE TO BE SEALED AND INSPECTED FOR WATER TIGHTNESS. THE TANK IS TO BE INSTALLED AND MAINTAINED AS PER APPENDIX 75-A.



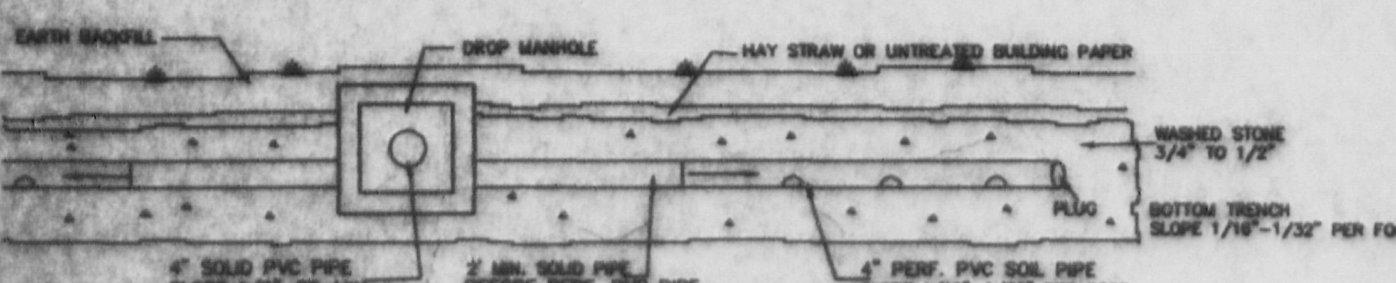
TYPICAL LOT DIMENSIONS

NOT TO SCALE

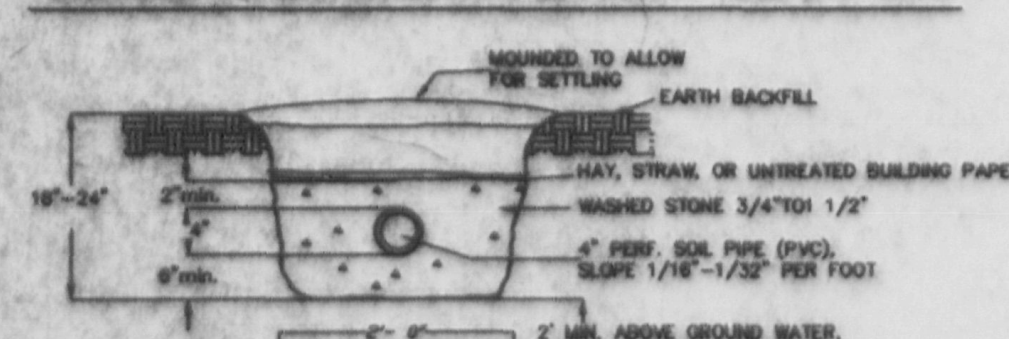
- (A) 4" PERFORATED PVC PIPE - SLOPE 1/16"-1/32" PER FOOT.
- (B) SEPTIC TANK - AS SHOWN IN DETAIL.
- (C) DROP MANHOLE DISTRIBUTION BOX AS SHOWN IN DETAIL.
- (D) 4" PVC PIPE, SDR35 SLOPE 1/8" PER FOOT MIN.
- (E) HOUSE SEWER 4" CAST IRON, SLOPE 1/4" PER FOOT MIN.
- (F) TRENCH WIDTH 24".
- (G) 2' OF SOLID PVC EACH SIDE OF DISTRIBUTION BOX

DROP MANHOLE DISTRIBUTION BOX

NOT TO SCALE
AS PER WOODARDS' CONCRETE PRODUCTS, INC. CEMENT GROUT IS TO BE USED TO FASTEN BAFFLE TO BASE OF DROP BOX.

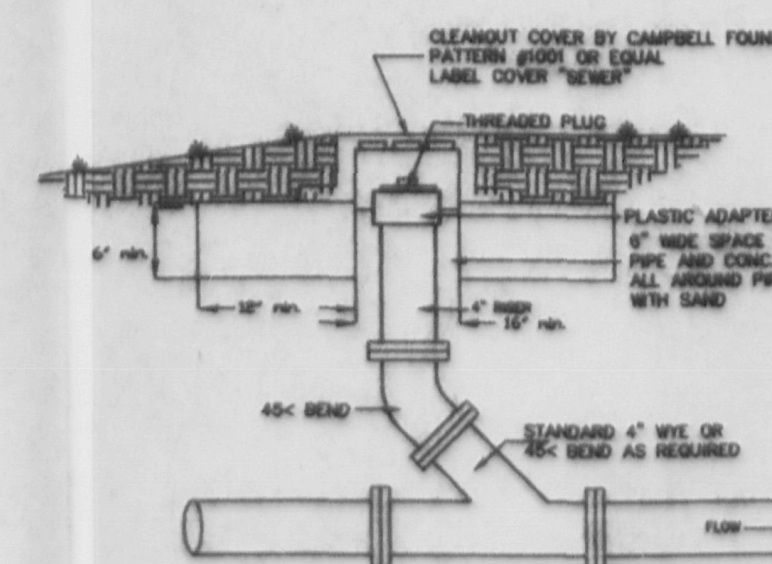


LONGITUDINAL TRENCH SECTION



TRENCH CROSS-SECTION

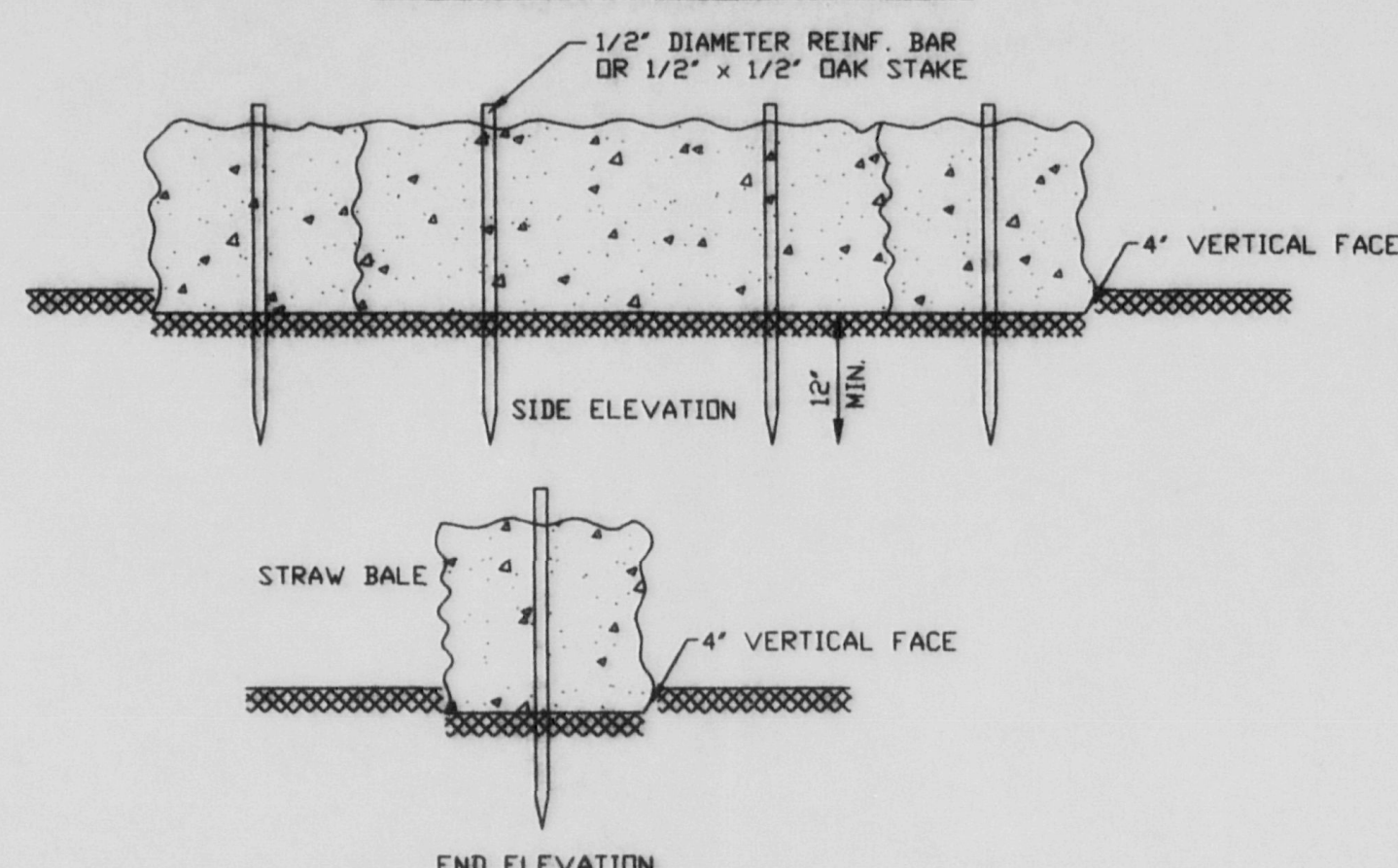
NOT TO SCALE



TYPICAL CLEAN-OUT DETAIL

NOT TO SCALE

STRAW BALE CHECK DAM



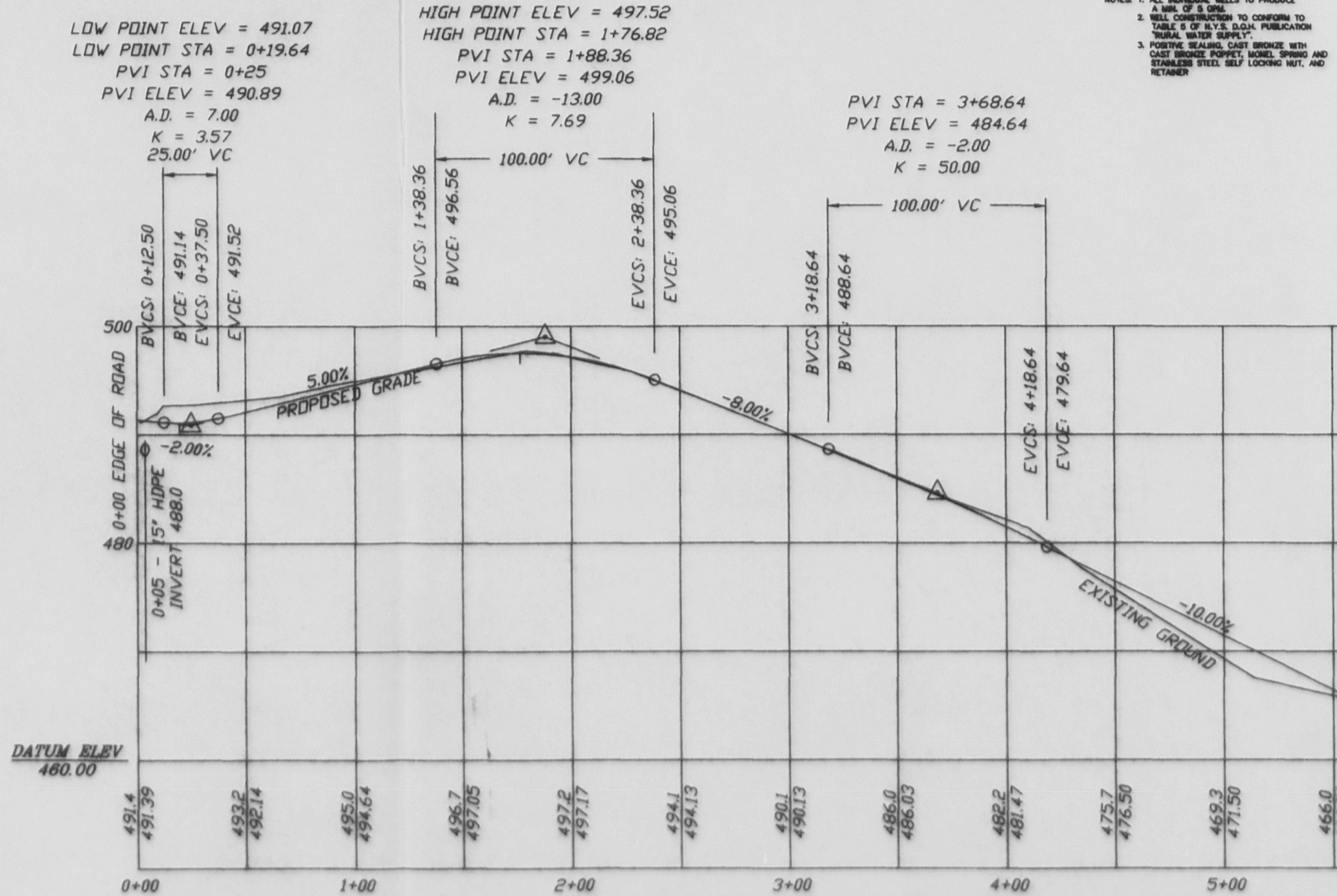
STRAW BALE DIKE NOTES:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4', AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. STRAW BALE DIKES HAVE AN ESTIMATED DESIGN LIFE OF 3 MONTHS.

LOW POINT ELEV = 491.07
LOW POINT STA = 0+19.64
PVI STA = 0+25
PVI ELEV = 490.89
A.D. = 7.00
K = 3.57
25.00' VC

HIGH POINT ELEV = 497.52
HIGH POINT STA = 1+76.82
PVI STA = 1+88.36
PVI ELEV = 499.06
A.D. = -13.00
K = 7.69
100.00' VC

PVI STA = 3+68.64
PVI ELEV = 484.64
A.D. = -2.00
K = 50.00



PROFILE OF CENTERLINE PRIVATE ROAD

HORIZONTAL SCALE 1" = 50 ft.
VERTICAL SCALE 1" = 10 ft.

PERCOLATION TEST DATA

PERFORMED: JULY 16, 1999

TEST #	START	FINISH	RATE
TEST # 1	9:58	10:00	2 MIN.
	10:01	10:03	3 MIN.
	10:04	10:07	3 MIN.
	10:09	10:12	3 MIN.
	10:13	10:17	4 MIN.
	10:18	10:22	4 MIN.
TEST # 2	9:58	9:30	2 MIN.
	9:31	9:33	2 MIN.
	9:34	9:37	3 MIN.
	9:39	9:43	4 MIN.
	9:44	9:48	4 MIN.

DESIGN RATE: 8 - 10 MINUTES
2 BEDROOMS: 145 L.F. REQUIRED
3 BEDROOMS: 217 L.F. REQUIRED
4 BEDROOMS: 290 L.F. REQUIRED

DEEP TEST PIT DATA

PERFORMED JULY 16, 1999

TEST #	START	FINISH	RATE
TEST # 1	0 - 6'	TOPSOIL	
	6' - 2'-6"	LIGHT BROWN SILT LOAM, 4" - 8" COBBLES	
	2'-6" - 4'	HARD SILT LOAM, COBBLES, FRACTURED SHALE	
	4' - 6'	SAND AND GRAVEL	
	6'	NO ROCK LEDGE, NO GROUND WATER	
TEST # 2	0 - 6'	TOPSOIL	
	6' - 3'	LIGHT BROWN SILT LOAM, 4" - 8" COBBLES	
	3' - 6'	DARK BROWN SILT LOAM, COBBLES, FRACTURED SHALE	
	6'	NO ROCK LEDGE, NO GROUND WATER	

SEPARATION DISTANCES FROM WASTEWATER SOURCES

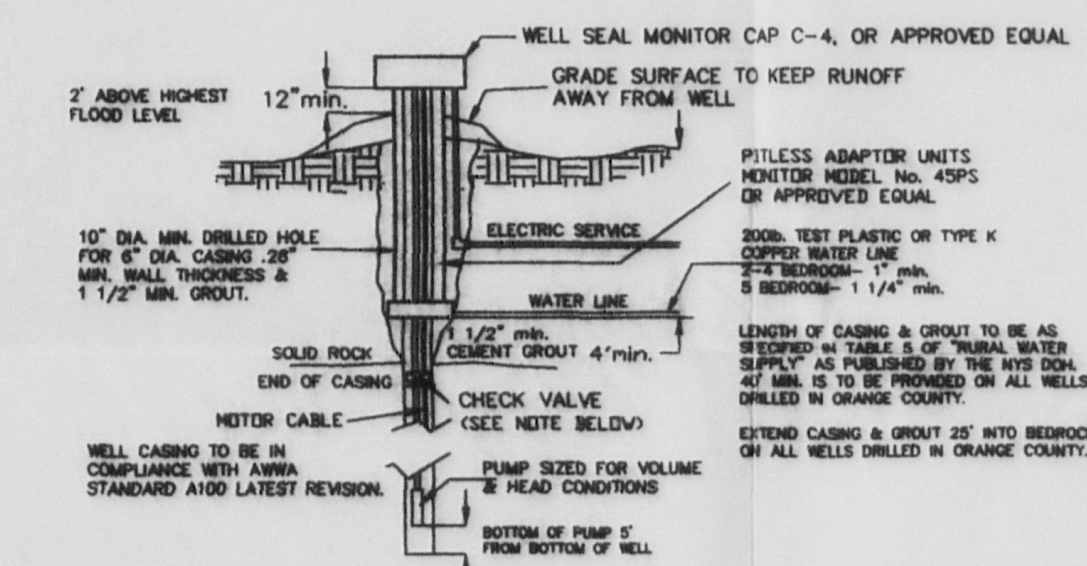
WASTEWATER SOURCES	WELL OR (a) SUCTION LINE	TO STREAM, LAKE OR WATER COURSE (c)	DWELLING	PROPERTY LINE
HOUSE SEWER (WATERTIGHT JOINTS)	25' if c.i. pipe 50' otherwise	25'	---	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100' (b)	100'	20'	10'
SEEPAGE PIT	150' (b)	100'	20'	10'

ABSORPTION FIELD - 35' SEPARATION DISTANCE TO A DRAINAGE PIPE, SWALE OR CATCH BASIN.

(a) Water service and sewer lines may be in the same trench if cast iron sewer with lead-caulked joints is laid at all points 12" below water service pipe, or sewer may be on dropped shelf at one side at least 12" below water service pipe, provided that sewer pipe is laid below frost with tight and root-proof joints and is not subject to settling, superimposed loads or vibration. Water service lines under pressure shall not pass closer than 10' of a septic tank, absorption tile field, leaching pit, or any other part of a sewage disposal system.

(b) Sewage disposal systems located of necessity upgrade in general path of drainage to a well should be spaced 200' or more away.

(c) mean high water mark



WELL DETAIL

NOT TO SCALE

NOTES: 1. ALL SEWAGE WELLS TO BE PROVIDED WITH A MIN. OF 6" DIA. PUMP CONNECTION TO CONFORM TO TABLE 5 OF N.Y.S. DEPT. OF HEALTH "SEWAGE DISPOSAL SYSTEMS".
2. PUMPING EQUIPMENT SHALL BE PROVIDED WITH CAST IRON PUMP, PUMP MOTOR, AND STAINLESS STEEL BELT DRIVING MECHANISM.

SEPTIC SYSTEM NOTES:

1. Footing, roof and cellar drains shall not be connected to the disposal system and shall be discharged away from the same.
2. Grade to drain surface water around and away from disposal field and seed to grass.
3. All trees & shrubs must be cut from the tile field areas.
4. There shall be no substantial change in ground surface elevations or grades at the location of the field installation, virgin soil to remain undisturbed before the tile field installation.
5. Septic system design shall be a minimum 1,250 gallon septic tank and tile length as indicated.
6. All work shall be done in accordance with recommended standards and criteria as specified by the New York State Department of Environmental Conservation and the New York State Department of Health.
7. No garbage grinders are permitted.
8. A minimum of 4' of usable soil must be provided over any bedrock or ground water encountered.
9. No driveways, roadways or parking area shall be constructed over any portion of the sanitary disposal system.
10. No component part of any sewage disposal system shall be located or maintained within 100' of any spring, reservoir, brook, marsh, or any other body of water.
11. Well must be at least 100' away from lower tile field and 200' away from higher tile field in the direct line of drainage.
12. Pipe from house to septic tank to be straight and at constant grade and shall be constructed of 4" I.C.I.
13. Water saving fixtures and devices recommended for home use.
14. Sewage disposal systems must be laid out in the field, supervised and inspected during construction and certified as complete in accordance with the approved plans and New York State Standards by a professional engineer licensed in the State of New York.
15. Town of New Windsor requirements in regard to permits and inspections to be observed.
16. Reserve sewage system absorption area shall be equal to 50% of the size as her designed.
17. All laundry waste and other gray water to be discharged to septic system.
18. Piping to be laid on a firm foundation at a minimum slope as shown, without any bends or depressions.
19. Sewage system separation distances to comply with separation distances chord provided (see details).
20. Contractor shall inspect septic tank after the first year's operation to insure against abnormal sludge build up as set forth in Table 5 of the New York State Department of Health Waste Treatment Handbook.
21. The septic system is to be inspected by a N.Y.S. Licensed Professional Engineer at the time of construction. Written certification is to be submitted to the Orange County Health Department and the local code enforcement official, prior to occupancy, verifying that the system is installed in accordance to the approved plans, that the septic tank joints are sealed and tested for water tightness, and that the tank is installed in accordance to the manufacturer's instructions.
22. Heavy equipment shall be kept off of the area of the tile field except for the actual construction of the field.
23. If a total of more than 49 lots are created by this and any subsequent subdivision of this entire property, public water supply and sewerage will be provided to all lots including those on this subdivision.
24. All wells, sewage disposal systems and other sanitary facilities must be constructed in full accordance with these plans. Any change in location or design must have the prior written approval of the Town of New Windsor Engineer.
25. If upon development of the well on each lot, the hardness content is found to be excessive, the owner at his or her option may elect to install a culligan mark 89 water conditioner model #89S6783 or equal to reduce hardness. The use of this water softener will increase the sodium content of the water of 46 mg/l for each 100 mg/l of hardness removed.
26. Backwash water anticipated to be a maximum of 35 gallons per backwash, at a frequency of less than one backwash per day, will be discharged to the septic system, through an air gap.

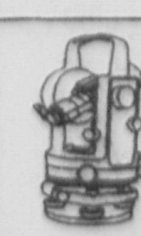
PLANNING BOARD APPROVAL BLOCK

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUL 25 2001

By: James Petro, Jr., Chairman
By: James Bresnan, Secretary

VICTOR H. ERIKSON N.Y.S. P.E., L.S.
2656 N.Y.S. ROUTE 302
MIDDLETOWN, NY 10940



DANIEL P. YANOSH N.Y.S. L.S.
N.Y.S. ROUTE 302 - P.O. BOX 380
CIRCLEVILLE, NEW YORK 10918
PHONE #: (914) 361 - 4700 FAX #: (914) 361 - 4722



DETAILS & SEPTIC NOTES

LANDS OF:
WILLIAM KELLY
242 BEATTIE ROAD, TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK

2 of 2

DRAWN BY: D.P.Y. CHECKED BY: V.H.E. SCALE: AS NOTED DATE: SEPT 20, 1999 JOB#: 88-0700